174.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	655,100 / 655,100
					USE VALUE:	655,100 / 655,100
					ASSESSED:	655,100 / 655,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		ARNOLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAYFIELD THOMAS &
Owner 2:	ARNOLD ELIZABETH
Owner 3:	
Street 1:	43 ARNOLD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CORBETT MICHAEL/JENNIFER -
Owner 2:	-
Street 1:	43 ARNOLD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,780 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Aluminum Exterior and 1572 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3780.000	281,700		373,400	655,100
Total Card	0.087	281,700		373,400	655,100
Total Parcel	0.087	281,700		373,400	655,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.73 | /Parcel: 416.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	115985
GIS Ref	
GIS Ref	
Insp Date	10/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,800	0	3,780.	373,400	655,200	655,200	Year End Roll	12/18/2019
2019	101	FV	224,300	0	3,780.	368,000	592,300	592,300	Year End Roll	1/3/2019
2018	101	FV	224,300	0	3,780.	282,700	507,000	507,000	Year End Roll	12/20/2017
2017	101	FV	224,300	0	3,780.	266,700	491,000	491,000	Year End Roll	1/3/2017
2016	101	FV	194,000	0	3,780.	245,400	439,400	439,400	Year End	1/4/2016
2015	101	FV	181,700	0	3,780.	229,400	411,100	411,100	Year End Roll	12/11/2014
2014	101	FV	181,700	0	3,780.	211,200	392,900	392,900	Year End Roll	12/16/2013
2013	101	FV	181,700	0	3,780.	211,200	392,900	392,900		12/13/2012

!13520!

PRINT

Date	Time
12/11/20	03:27:42

LAST REV

Date	Time
12/23/19	10:52:53
danam	
13520	

USER DEFINED

Prior Id # 1:	115985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORBETT MICHAEL	65897-418		8/12/2015		591,000	No	No		
HAINES JONATHAN	45190-542		5/17/2005		371,750	No	No		
GEKAKIS NICHOLA	30479-533		7/30/1999		238,000	No	No		
OUELLETT CORA/E	22992-540		3/18/1993		120,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1096	Alterati	6,500	C				
8/23/2018	1205	New Wind	11,100	C				
3/16/2015	244	Insulate	1,609					Air sealing and in

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	HS	Hanne S
8/25/2016	Sales Review	PT	Paul T
10/28/2008	Meas/Inspect	163	PATRIOT
2/8/2000	Inspected	276	PATRIOT
12/20/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3780		Sq. Ft.	Site		0	70.	1.41	6									373,380						373,400	

Total AC/HA:	0.08678	Total SF/SM:	3780	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	373,380	Spl Credit		Total:	373,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31793892
Const Adj.:	0.98990101
Adj $ / SQ:	136.986
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346113
Depreciation:	64377
Depreciated Total:	281736

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

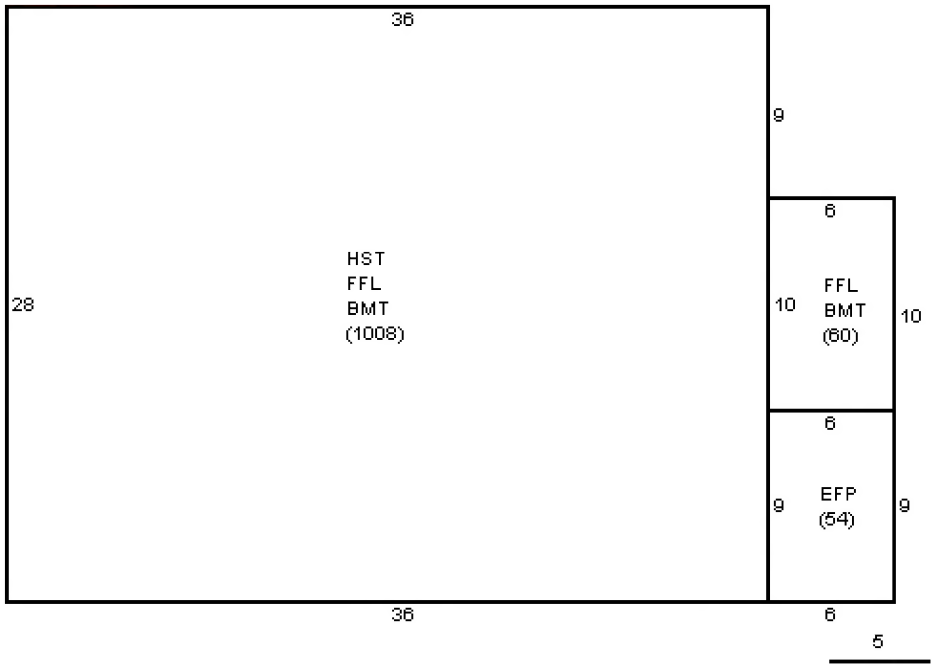
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.99
Special Features:	0	Val/Su Net:	104.57
Final Total:	281700	Val/Su SzAd	179.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,068	41.100	43,890
FFL	First Floor	1,068	136.990	146,301
HST	Half Story	504	136.990	69,041
EFP	Enclos Porch	54	71.870	3,881

Net Sketched Area:	2,694			Total:	263,113
Size Ad	1572	Gross Are	3198	FinArea	1572

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	